

NOTICE OF SALE

NOTICE OF SALE CIVIL ACTION NO. 2013-CP-02-00550 BY VIRTUE of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. James A. Apida, et al., the undersigned Master in Equity for Aiken County, South Carolina, will sell on October 7, 2013 at 11:00AM, at the Aiken County Courthouse, City of Aiken, State of South Carolina, to the highest bidder:


ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA, APPROXIMATELY THREE MILES SOUTH OF THE CITY OF AIKEN, DESIGNATED AS LOT 9, BLOCK B, EXETER SUBDIVISION, AS SHOWN ON PLAT PREPARED FOR THOMAS J. BIDDLE BY J. HORDE ALLEN, II, RLS, OF CANTELOU ASSOCIATES AND RECORDED IN PLAT BOOK 20 AT PAGE 51, RECORDS OF THE RMC OFFICE FOR AIKEN COUNTY, SOUTH CAROLINA; AND ALSO SHOWN UPON AN INDIVIDUAL PLAT THEREOF PREPARED FOR JOHN R. ARBAUGH AND ALISA D. ARBAUGH BY DON W. TAYLOR, JR., PLS, DATED NOV. 23, 1993 AND RECORDED IN MISC. BOOK 729 AT PAGE 255, RECORDS OF THE RMC FOR AIKEN COUNTY, SC; REFERENCE IS HERETO MADE TO SAID PLATS FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED UNTO JAMES A. APIDA BY DEED OF THOMAS H. BRADFORD DATED OCTOBER 31, 2011 AND RECORDED ON NOVEMBER 1, 2011 IN DEED BOOK 4378 AT PAGE 2399, RECORDS OF THE RMC FOR AIKEN COUNTY, SC.

CURRENT ADDRESS OF PROPERTY: 110 Rolling Rock Road, Aiken, SC 29803
TMS: 123-12-06-002

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 4% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.



The Honorable M. Anderson Griffith
Master in Equity for Aiken County

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